

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12611 HYMEADOW DRIVE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2017-0072, on file at the Planning and Zoning Department, as follows:

Lot 4, Block A, Final Plat of Heritage Center Northwest, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet M, Slide 173 of the Plat Records of Williamson County, Texas (the "Property"),

locally known as 12611 Hymeadow Drive in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses for the Property:

- Adult-oriented businesses
- Pawn shop services
- Bail bond services

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) district and other applicable requirements of the City Code.

1 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2017.  
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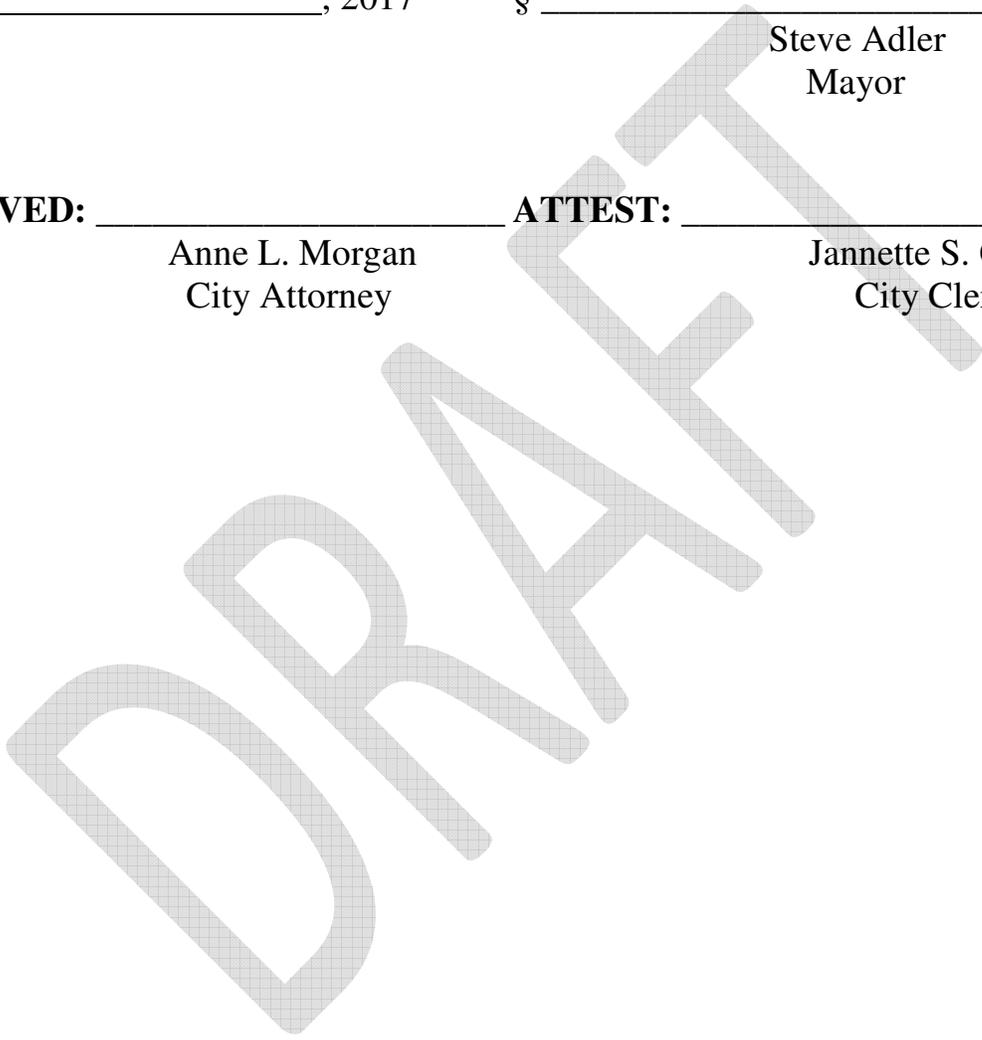
3 **PASSED AND APPROVED**  
4

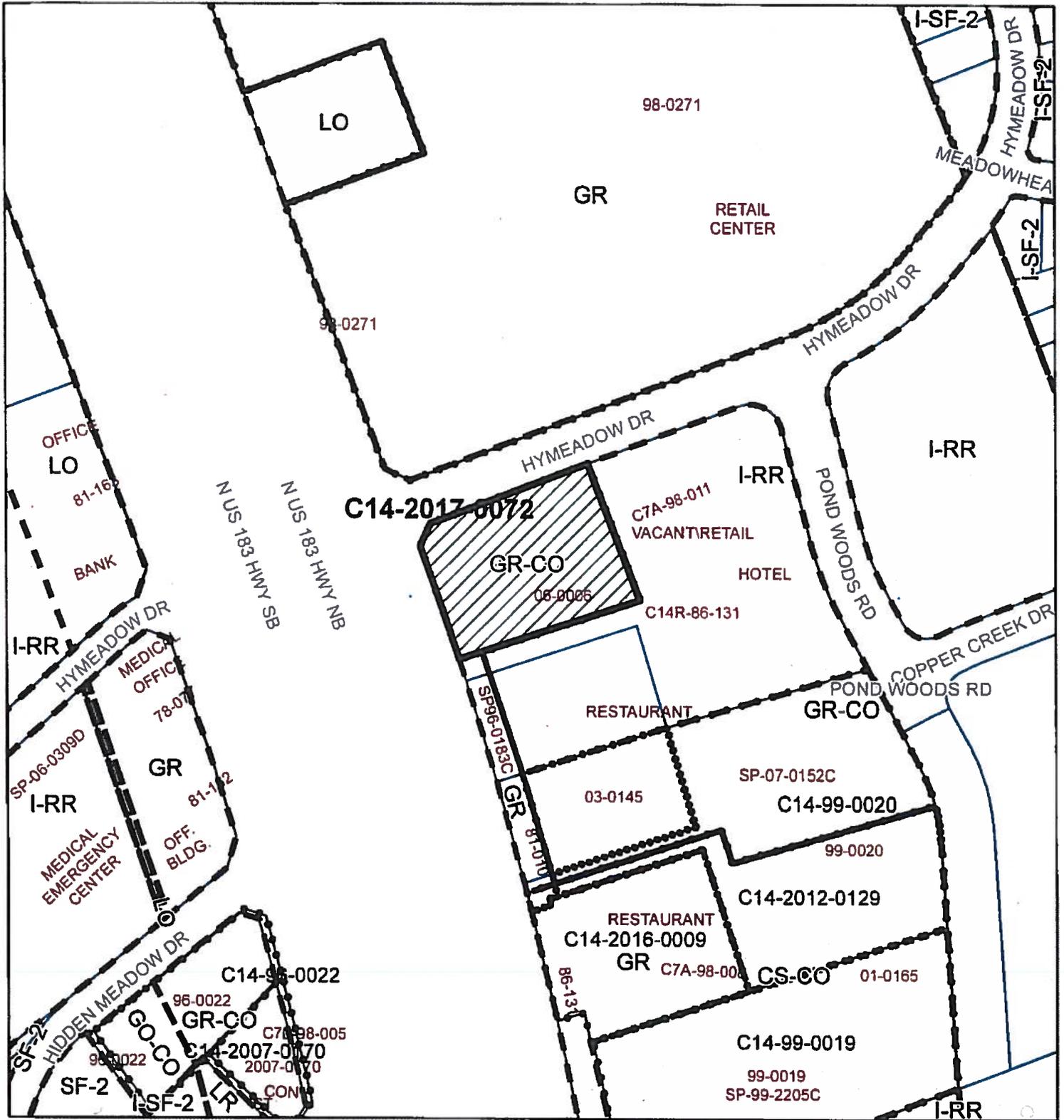
5 §  
6 §  
7 \_\_\_\_\_, 2017 § \_\_\_\_\_  
8

9 Steve Adler  
Mayor

11 **APPROVED:** \_\_\_\_\_  
12 Anne L. Morgan  
13 City Attorney

11 **ATTEST:** \_\_\_\_\_  
12 Jannette S. Goodall  
13 City Clerk





# ZONING

# EXHIBIT A

Case#: C14-2017-0072

-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads

0 100 200 Feet

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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